

Agenda Item Form

Agenda Date: 10-26-04

Districts Affected: 1

Dept. Head/Contact Information: Raymond Bonilla

Type of Agenda Item:

- | | | |
|---|--|---|
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Staffing Table Changes | <input type="checkbox"/> Board Appointments |
| <input type="checkbox"/> Tax Installment Agreements | <input type="checkbox"/> Tax Refunds | <input type="checkbox"/> Donations |
| <input type="checkbox"/> RFP/ BID/ Best Value Procurement | <input type="checkbox"/> Budget Transfer | <input type="checkbox"/> Item Placed by Citizen |
| <input type="checkbox"/> Application for Facility Use | <input checked="" type="checkbox"/> Bldg. Permits/Inspection | <input checked="" type="checkbox"/> Introduction of Ordinance |
| <input type="checkbox"/> Interlocal Agreements | <input type="checkbox"/> Contract/Lease Agreement | <input type="checkbox"/> Grant Application |
| <input type="checkbox"/> Other _____ | | |

Funding Source:

- ☐ General Fund
- ☐ Grant (duration of funds: _____ Months)
- ☐ Other Source: _____

Legal:

- ☒ Legal Review Required Attorney Assigned (please scroll down): Matt Watson ☒ Approved ☐ Denied

Timeline Priority: ☐ High ☒ Medium ☐ Low # of days: _____

Why is this item necessary:

Special Privilege License required for building structures encroaching onto public right of way

Explain Costs, including ongoing maintenance and operating expenditures, or Cost Savings:

Statutory or Citizen Concerns:

none

Departmental Concerns:

none

04 OCT 20 04 18

RETAIN FOR SUBSEQUENT CITY COUNCIL HEARING



**CITY OF EL PASO, TEXAS
DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT**

M E M O R A N D U M

TO: The Honorable Mayor and City Council
Jim Martinez, Chief Administrative Officer
Patricia D. Adauto, Deputy Chief Administrative Officer
Laura Uribarri, Executive Assistant to the Mayor
Adrian Ocegueda, Executive Assistant to the Mayor

FROM: Raymond Bonilla, Plan Reviewer I

SUBJECT: City Council Agenda Item

Introduction: October 26, 2004
Public Hearing: November 9, 2004

DATE: October 15, 2004

The following item has been scheduled for City Council action as noted above. Should you have any questions, I may be contacted at 541-4795.

AN ORDINANCE RESCINDING ORDINANCE 15628 AND REPLACING WITH A SPECIAL PRIVILEGE TO HCA HEALTH SCIENCE OF TEXAS, INC. DBA LAS PALMAS MEDICAL CENTER PERMITTING THE ENCROACHMENT'S ONTO PUBLIC RIGHTS-OF-WAY WITH TWO (2) SUBSURFACE CHILLER WATER LINES, ONE (1) SUBSURFACE CONCRETE ELECTRICAL DUCT BANK, ONE (1) SUBSURFACE FIRE LINE, ONE (1) STAFF/PATIENT SKY BRIDGE WHICH WILL INCLUDE CABLE AND CONDUIT, FOUR (4) EMERGENCY FIRE DOORS, AND ONE (1) METAL AWNING ALONG OREGON STREET AND RIM ROAD.

(SP-04022, Total Annual Fee: \$11,000.00, District 1)

Office Use Only

Mayor's Office (5 copies):	date: _____	time: _____	by: _____
Representative District 1:	date: _____	time: _____	by: _____
Representative District 2:	date: _____	time: _____	by: _____
Representative District 3:	date: _____	time: _____	by: _____
Representative District 4:	date: _____	time: _____	by: _____
Representative District 5:	date: _____	time: _____	by: _____
Representative District 6:	date: _____	time: _____	by: _____
Representative District 7:	date: _____	time: _____	by: _____
Representative District 8:	date: _____	time: _____	by: _____

An ordinance rescinding ordinance 15628 and replacing with a special privilege to HCA Health Science of Texas, Inc. DBA Las Palmas Medical Center permitting the encroachment's onto public rights-of-way with two (2) subsurface chiller water lines, one (1) subsurface concrete electrical duct bank, one (1) subsurface fire line, one (1) staff/patient sky bridge which will include cable and conduit, four (4) emergency fire doors, and one (1) metal awning along Oregon Street and Rim Road.

The Grantee must comply with the following provisions:

- The applicant must obtain permits from the Building Permits and Inspections Department prior to construction of all the proposed encroachments.
- Term of thirty (30) years, for all proposed encroachments along Rim Road and Oregon Streets from the date of execution of this agreement.
- As consideration for this Special Privilege, Grantee shall pay to the City the fee of (\$1,320.00) per chiller water line per year; (\$550.00) per year per emergency fire door; (\$1,320.00) per concrete electrical duct bank per year; (\$1,320.00) per fire line per year; (\$550.00) per staff/patient sky bridge; and (\$1,320.00) per cable tray per year and (\$1,320.00) per four (4) conduits per year; and (\$330.00) per awning per year, for a Grand Total of (\$11,000) per year.
- Providing liability insurance throughout the term of this license.

c: R. Alan Shubert, Director of Building Permits and Inspections
Terry Cullen-Garney, First Asst. City Attorney
Matt Watson, Asst. City Attorney
Lisa A. Elizondo, City Attorney

ORDINANCE NO. _____

AN ORDINANCE RESCINDING ORDINANCE 15628 AND REPLACING WITH A SPECIAL PRIVILEGE TO HCA HEALTH SCIENCE OF TEXAS, INC. DBA LAS PALMAS MEDICAL CENTER PERMITTING THE ENCROACHMENTS ONTO PUBLIC RIGHTS-OF-WAY WITH TWO (2) SUBSURFACE CHILLER WATER LINES, ONE (1) SUBSURFACE CONCRETE ELECTRICAL DUCT BANK, ONE (1) SUBSURFACE FIRE LINE, ONE (1) STAFF/PATIENT SKY BRIDGE WHICH WILL INCLUDE CABLE AND CONDUIT, FOUR (4) EMERGENCY FIRE DOORS, AND ONE (1) METAL AWNING ALONG OREGON STREET AND RIM ROAD.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the Mayor be authorized to sign, on behalf of the City of El Paso, a Special Privilege upon the following terms to HCA Health Science of Texas, Inc. dba Las Palmas Medical Center (hereinafter referred to as "Owner"), for the property located at 1801 N. Oregon street.

1. This Special Privilege shall be in a form, which is attached and incorporated as Exhibit "A;"

2. The Special Privilege is to permit Owner, of property located on all of lots 1-15, block 91, a portion of a 16-foot alley and a portion of Hague Street right- of- way and all of lot 10 and a portion of lot 19, block 77, City and County of El Paso, Texas and more commonly known as 1801 N. Oregon street to encroach onto portions of public rights-of-way with two (2) subsurface chiller water lines along a portion of Rim Road, and as more particularly shown in the attached and incorporated Exhibit "B"; one (1) subsurface concrete electrical duct bank along a portion of Rim Road, and as more particularly shown in the attached and incorporated Exhibit "C"; one (1) subsurface fire line along a portion of Rim Road and as more particularly shown in the attached and incorporated Exhibit "D"; one (1) staff/patient sky bridge, within the sky bridge one (1) cable tray and four (4) conduits will run throughout the length of the sky bridge ceiling along a portion of Oregon Street and as more particularly shown in the attached and incorporated Exhibit "E"; one (1) metal awning along Oregon Street and as more particularly shown in the attached and incorporated Exhibit "F"; and four (4) emergency fire doors as more particularly shown in the attached and incorporated Exhibit "G."

3. As consideration for this Special Privilege, Owners, shall pay the City of El Paso the sum set forth in Section 3 of Exhibit "A," subject to the terms and conditions of this ordinance and Special Privilege; and

4. This Special Privilege shall be for a term of thirty, (30) years from the date of execution of this ordinance.

PASSED AND APPROVED this ____ day of November, 2004.

THE CITY OF EL PASO

ATTEST:

Joe Wardy
Mayor


Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Matt Watson
Assistant City Attorney

APPROVED AS TO CONTENT:



Alan Shubert,
Director of Building Permits &
Inspections

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

EXHIBIT "A"
SPECIAL PRIVILEGE

THIS SPECIAL PRIVILEGE, made and entered into this 9th day of November, 2004, by and between the **CITY OF EL PASO**, hereinafter called "City," and **HCA HEALTH SCIENCE OF TEXAS, INC. DBA LAS PALMAS MEDICAL CENTER**, hereinafter called "Grantee," of property located at 1801 Oregon Street.

WITNESSETH:

WHEREAS, Grantee is requesting the use of portions of City rights-of-way located at Rim Road and Oregon Street in the City of El Paso, El Paso County, Texas.

WHEREAS, the Grantee has requested permission from the City to encroach onto portions of public right-of-way with two (2) subsurface chiller water lines along a portion of Rim Road, one (1) subsurface concrete electrical duct bank along a portion of Rim Road, one (1) subsurface fire line along Rim Road, one (1) staff/patient sky bridge with conduit along a portion of Oregon Street, four (4) emergency fire doors, and one (1) awning along Oregon Street at 1801 Oregon.

WHEREAS, the City Council finds that the grant of a Special Privilege upon the terms and conditions hereinafter set forth is not inconsistent with and will not unreasonably impair the public use of the right-of-way.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth, the parties agree and covenant as follows:

1. **DESCRIPTION.** The City hereby grants a Special Privilege to Grantee to encroach onto portions of public rights-of-way with two (2) twelve inch (12") subsurface chiller water lines along a portion of Rim Road, as shown in the attached Exhibit "B"; one (1) eight feet six inches wide by two feet seven inch deep (8'-6" x 2'-7") subsurface concrete electrical duct bank along a portion of Rim Road, as shown in the attached Exhibit "C"; one (1) eight inch (8") subsurface fire line as shown in the attached and Exhibit "D"; one (1) staff/patient sky bridge approximately twelve feet wide by twenty feet high (12'-0" x 20'-0"), within the sky bridge one (1) cable tray and four (4) conduits will run throughout the length of the sky bridge ceiling along a portion of Oregon Street as shown in the attached Exhibit "E"; one (1) fifty foot wide by ten foot deep (50' x 10')

metal awning along Oregon Street as shown in the attached Exhibit "F", and four (4) emergency fire doors as shown in the attached Exhibit "G," all Exhibits are attached hereto and made a part hereof for all purposes, and which are hereinafter referred to as "Premises."

2. **TERM.** The term of this Special Privilege shall be for thirty years (30) from the date of execution of this agreement. If the Grantee wishes to renew this Special Privilege for an additional thirty (30) year term Grantee shall submit an application to the City no later than three (3) months prior to the expiration date of this Special Privilege.

This Special Privilege shall expire without notice at the end of such expiration period unless an application for renewal is submitted in writing to the City by the Grantee as herein required. Grantee understands, agrees, and accepts that the City may require that the terms, conditions, and provisions of this Special Privilege be modified as a condition for renewing the grant of the encroachment upon or through public rights-of-way as permitted by this Special Privilege.

3. **CONSIDERATION.** As consideration for this Special Privilege, Grantee shall pay to the City the fee of One Thousand Three Hundred Twenty and No/100 Dollars (\$1,320.00) per chiller water line per year for a total sum of Two Thousand Six Hundred Forty and No/100 Dollars (\$2,640.00) per year; Five Hundred Fifty dollars (\$550.00) per emergency fire door for a total sum of Two Thousand Two Hundred Dollars (\$2,200.00) per year; One Thousand Three Hundred Twenty and No/100 Dollars (\$1,320.00) per concrete electrical duct bank per year for a total sum of One Thousand Three Hundred Twenty and No/100 Dollars (\$1,320.00) per year; One Thousand Three Hundred Twenty and No/100 Dollars (\$1,320.00) per fire line per year for a total sum of One Thousand Three Hundred Twenty and No/100 Dollars (\$1,320.00) per year; Five Hundred Fifty and No/100 Dollars (\$550.00) per staff/patient sky bridge per year for a total sum of Five Hundred Fifty and No/100 Dollars (\$550.00) per year, One Thousand Three Hundred Twenty and No/100 Dollars (\$1,320.00) per cable tray per year for a total sum of One Thousand Three Hundred Twenty and No/100 Dollars (\$1,320.00) per year; One Thousand Three Hundred Twenty and No/100 Dollars (\$1,320.00) per four (4) conduits per year for a total sum of

One Thousand Three Hundred Twenty and No/100 Dollars (\$1,320.00) per year; and Three Hundred Thirty and No/100 Dollars (\$330.00) per awning per year for a total sum of Three Hundred Thirty and No/100 Dollars (\$330.00) per year.

The Grand Total is Eleven Thousand and No/100 Dollars (\$11,000.00) per year. The advance payment as described in the following paragraph shall be in the form of a cashier's check payable to "The City of El Paso" and delivered to the City Planning, Research and Development Department for remittance to the Office of the City Comptroller. If the Special Privilege is disapproved by the El Paso City Council, a full refund of the advance payment shall be made by the Office of the City Comptroller within fifteen (15) days of the denial action.

In light of Ordinance Number 15628 and any fees already provided pursuant thereto such amounts required herein shall be prorated so that payment for the four (4) emergency fire doors is made as follows: 1) The time remaining under Ordinance 15628 for the first year in which payment is required for the other non emergency fire door encroachments shall be expressed as a percentage; 2) the two thousand two hundred dollars required for the four (4) emergency fire doors shall be provided in an amount consistent with the dollar amount represented by percentage calculated under provision one above as multiplied by two thousand two hundred dollars; 3) On December 9th, 2004 and at that time on each successive year for the term of this special privilege license, payment in the amount of eleven thousand and no/100 Dollars (\$11,000.00) shall be due and payable. Failure to remit such payment will be cause for termination.

Grantee expressly accepts and agrees that the fee set forth herein is subject to any and all future amendments to Section 15.08.120.D. Grantee expressly agrees to pay any additional amounts as consideration for this Special Privilege, which could result from a re-computation or assessment of fees pursuant to enactment of future code amendments. This Special Privilege is granted on the condition that Grantee shall pay for all costs associated with all the encroachments on public rights-of-way as well as all costs for the restoration of the Premises.

4. USE OF PROPERTY. This Special Privilege is granted solely for the encroachment onto public rights-of-way with two (2) subsurface chiller water lines along

a portion of Rim Road, one (1) subsurface concrete electrical duct bank along a portion of Rim Road, four (4) emergency fire doors, one (1) subsurface fire line along Rim Road, one (1) staff/patient sky bridge with conduit along a portion of Oregon Street and one (1) awning along Oregon Street at 1801 Oregon.

As an express condition of this Special Privilege, and not as a mere covenant, Grantee agrees to restore the Premises to its original state upon removal of any of the encroachments stated herein. Grantee shall coordinate all design and construction plans with the Deputy Director for Building Permits and Inspections or his designee. Grantee shall not commence construction under this Special Privilege until the City Building Permits and Inspections Department have approved all plans for the construction of the Structure as appropriate under the applicable City ordinances and the terms of this Special Privilege. This Special Privilege shall not be construed to waive any City permit requirements. Grantee shall be responsible for all maintenance.

Nothing contained herein shall grant or be construed to grant any real property interest to the Grantee, nor shall it give rise to any vested right in the Grantee, his assigns or successors in interest who shall not have a cause of action for damages upon revocation of this Special Privilege.

Nothing contained herein shall be construed to imply that the City is involved in the design, construction, maintenance or repair.

5. **IMPROPER USE.** This Special Privilege shall not permit or be construed to permit any other private use of the City's right-of-way which impairs its function as a right-of-way. Grantee shall not construct any additional improvements, or make any additions or alterations on or over the City right-of-way, without the prior written consent of the El Paso City Council.

6. **REPAIRS.** Grantee shall keep the property, Structure, and Premises in good condition and repair and in a clean, orderly and attractive condition during the term of this Special Privilege. Grantee shall be responsible for all maintenance of the Structure and Premises and shall repair any damage to the Premises regardless of the cause of such damage, at Grantee's sole expense.

7. **INDEMNITY.** As a condition of the Special Privilege, Grantee shall indemnify, defend and hold harmless the City, its officers, agents, servants and

employees from any and all claims, losses, damages, causes of action, suits, and liability of every kind, including all expenses of litigation for injury or death of any person, or for damage to any property, arising out of or in connection with Grantee's use of the public right-of-way, regardless of whether such injuries, death, or damages are caused in whole or in part by the negligence of the City.

8. LIABILITY INSURANCE. Grantee shall provide public liability insurance for personal injuries and death growing out of any one accident or other cause in a minimum amount of Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00) per person, and Five Hundred Thousand and No/100 Dollars (\$500,000.00) for two (2) or more persons in any one accident, and, in addition, shall provide property damage liability insurance in a minimum sum of One Hundred Thousand and No/100 Dollars (\$100,000.00) for property damage growing out of any one accident or other cause. These amounts are not a limitation upon the Grantee's agreement to indemnify and hold the City harmless.

Grantee shall maintain said insurance with a solvent insurance company authorized to do business in Texas. The policy shall provide that the insurer will defend against all claims and lawsuits which arise and will pay any final judgment of a court of competent jurisdiction against the City, its officers, agents, servants or employees and Grantees, his officers, agents, servants or employees. All policies shall name the City of El Paso, its officers, agents, servants and employees as additional insured's to the full amount of the policy limits.

No special privilege license shall be granted by El Paso City Council until Grantee files a copy of the policy or certificate of liability insurance as herein set forth with the City Clerk, the City Attorney's Office, and the City Planning, Research & Development Department. Such policy or certificate shall provide that the insurance cannot be canceled or the amount of coverage changed without ten (10) days prior written notice to the City Clerk. Failure to keep the policy in full force and effect throughout the term of the Special Privilege shall be grounds for cancellation of this Special Privilege.

9. CANCELLATION. Should the City at any time or for any reason decide that the right-of-way onto which any of the encroachments are situated are needed for

public use, the City may, upon thirty (30) days written notice, cancel this Special Privilege at no cost to the City and may take possession of the public right-of-way. All rights of the Grantee in the Premises shall then be terminated. Grantee may cancel this Special Privilege, for any reason, upon thirty, (30) days prior written notice to the City, and all rights of the Grantee shall then be terminated.

In addition, if, for a period of six (6) months, Grantee ceases to use or occupy the property for the purposes herein contemplated, or if Grantee defaults in any of his obligations under this Special Privilege and fails to correct such defaults within thirty (30) days after written notice to do so; the City may cancel this Special Privilege and take possession. All rights of the Grantee on the City right-of-way shall then terminate.

Any waiver by the City of any breach of any of Grantee's obligations shall not be deemed a continuing waiver, and shall not prevent the City from exercising any remedy it may have for any succeeding breach of the same or another obligation of the Grantee.

Upon termination of this Special Privilege for whatever reason, all encroachments shall become the property of the City and shall, at the option of the City, be removed by the Grantee without cost to the City.

10. LIENS AND ENCUMBRANCES. Grantee shall defend and indemnify the City against any liability and loss of any type arising from any lien or encumbrance on the property that arises or is alleged to have arisen from Grantee's use of the Premises.

11. ASSIGNMENT. Grantee shall not assign this Special Privilege without the prior written consent of the El Paso City Council.

12. MISCELLANEOUS.

- a. **SIGNS:** This Special Privilege does not grant any permission to erect signage, but, rather, only authorizes an encroachment upon public right-of-way as described herein. Permission to erect signage must be obtained by Grantee pursuant to applicable City Code and ordinance provisions and subject to the restrictions and requirements contained therein.
- b. **RIGHT OF ENTRY AND INSPECTION:** The City's authorized representative shall have the right to enter upon the property at all

reasonable times for the purpose of inspecting the same and determining compliance with the terms of this Special Privilege.

- c. **LAWS AND ORDINANCES:** Grantee shall comply with all statutes, laws, codes and ordinances applicable to Grantee's construction and maintenance of the Structure, as well as Grantee's use of the Premises, except as specifically provided by the grant of this Special Privilege. This Special Privilege shall not grant permission for Grantee to erect the Structures without first having obtained any required building permits from the City Building Permits and Inspections Department. In addition, Grantee shall obtain any and all other required permits and inspections and shall pay the necessary permit fees.
- d. **SUCCESSORS AND ASSIGNS:** All of the terms, provisions, covenants and conditions of this Special Privilege shall inure to the benefit and be binding upon the parties, their successors and assigns. This Special Privilege is a restriction, condition and covenant running with the property known as 1801 Oregon Street and a charge and servitude thereon, and shall bind the Grantee and their successors in title. Any further lease or conveyance of this property known as 1801 Oregon Street shall contain this restriction, condition, and covenant and shall embody this Special Privilege by express reference.
- e. **NOTICES:** All notices provided for herein shall be sufficient if sent by certified or registered mail, return receipt requested, postage fully prepaid, addressed to the proper party at the following addresses:

City of El Paso
Attn: Mayor
#2 Civic Center Plaza, 10th Floor
El Paso, Texas 79901-1196

with copy to: City of El Paso
Attn: City Clerk

#2 Civic Center Plaza, 2nd Floor
El Paso, Texas 79901-1196

and: HCA Health Sciences of Texas, Inc. dba
Las Palmas Medical Center
1801 Oregon Street
El Paso, Texas 79902

or to such other address as the parties may designate to each other in writing from time to time.

- f. ENTIRE AGREEMENT: This document contains all of the agreements between the parties and may not be modified, except by an agreement in writing signed by both parties.
- g. SEVERABILITY: Every provision of this Special Privilege is intended to be severable. If any term or provision hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of the Special Privilege.
- h. LAW GOVERNING: The laws of the State of Texas shall govern the validity, performances and enforcement of this Special Privilege and if legal action is necessary to enforce it, exclusive venue shall be in El Paso County, Texas.
- i. The Deputy Director of Building Permits and Inspections or his designee is the principal City official responsible for the administration of this Special Privilege and Grantee recognizes that questions regarding the interpretation or application of this ordinance shall be referred to the Deputy Director of Building Permits and Inspections or his designee.

13. RESTRICTIONS AND RESERVATIONS. This Special Privilege is subject to all rights-of-way, easements, dedications, restrictions, reservations and other encumbrances of record and running with the land. If, at any time during the initial term of this Special Privilege, or any extension thereof, any such rights-of-way, easements, dedications, restrictions, reservations and other encumbrances of record and running with the land, preclude, interrupt or interfere with Grantee's use of the Premises,

Grantee shall have the right to terminate this Special Privilege upon giving the City prior written notice of its intention to do so.

14. EFFECTIVE DATE. This Special Privilege shall not take effect unless Grantee files his written acceptance with the City Planning, Research & Development Department prior to its passage and approval by the El Paso City Council. If Grantee accepts the terms and conditions of this Special Privilege as a corporation, each of the persons accepting on behalf of such Grantee warrant to the City that the corporate Grantee is a duly authorized and existing corporation, that the corporate Grantee is qualified to do business in the State of Texas, that the corporate Grantee has full right and authority to accept the terms and conditions of this Special Privilege and that each and every person signing on behalf of the corporate Grantee is authorized to do so. Upon the City's request, the corporate Grantee will provide evidence satisfactory to the City confirming these representations.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

THE CITY OF EL PASO

Joe Wardy
Mayor

ATTEST:

Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Matt Watson
Assistant City Attorney

APPROVED AS TO CONTENT:



R. Alan Shubert
Director of Building Permits
& Inspections

ACCEPTANCE

The attached instrument, with all conditions thereof, is hereby accepted this 15 day of Oct, 2004.

GRANTEE:

TO HCA HEALTH SCIENCE OF TEXAS, INC.
DBA LAS PALMAS MEDICAL CENTER

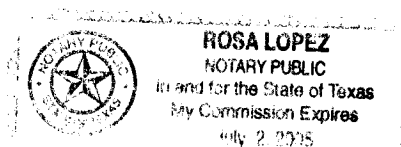
By: [Signature]
Printed Name: ADRIAN ALVARADO
Title: PROJECT ENGINEER

ACKNOWLEDGEMENT

THE STATE OF TEXAS)
COUNTY OF EL PASO)

This instrument is acknowledged before me on this 15th day of October, 2004, by ROSA LOPEZ on behalf of **HCA HEALTH SCIENCE OF TEXAS, INC. DBA LAS PALMAS MEDICAL CENTER** as Grantee.

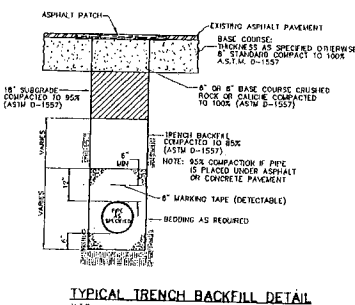
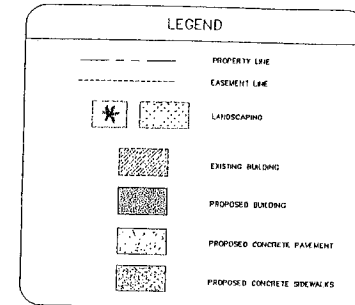
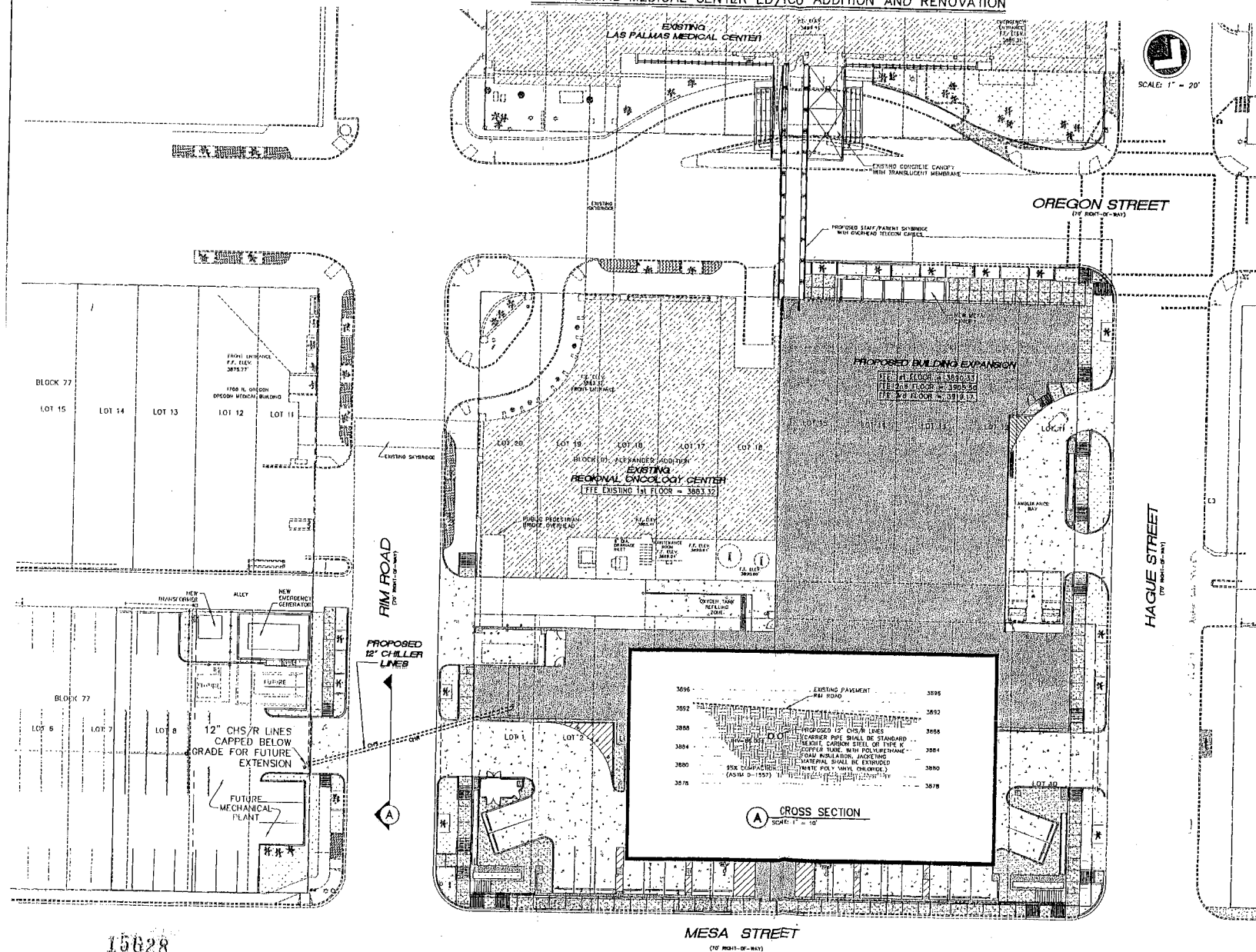
[Signature]
Notary Public, State of Texas
ROSA LOPEZ
Notary's Printed or Typed Name:
7-2-05
My Commission Expires:



SPECIAL PRIVILEGE LICENSE FOR NEW 12" CHILLER LINES UNDER RIM ROAD RIGHT-OF-WAY

LAS PALMAS MEDICAL CENTER ED/ICU ADDITION AND RENOVATION

EXHIBIT "B"



CROSS SECTION
 SCALE: 1" = 10'

LEGAL DESCRIPTION			
ALL OF LOTS 1-15, BLOCK 81, A PORTION OF A 10'-FOOT ALLEY AND A PORTION OF HAGUE STREET RIGHT-OF-WAY, ALEXANDER ADDITION, ALL OF LOT 10 AND A PORTION OF LOT 9, BLOCK 77, ALEXANDER ADDITION, EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 8.080 ACRES.			
CITY	EL PASO	STATE	TEXAS
COUNTY	EL PASO	LOT & BLOCK:	LOT 10 AND A PORTION OF LOT 9, BLOCK 77
		ADDITION:	ALEXANDER
DATE: 09/24/03		SCALE: AS NOTED	
DRAWN: CDB		CHECKED BY: AA	
SPECIAL PRIVILEGE LICENSE - CHILLER LINES			
CPI -1			

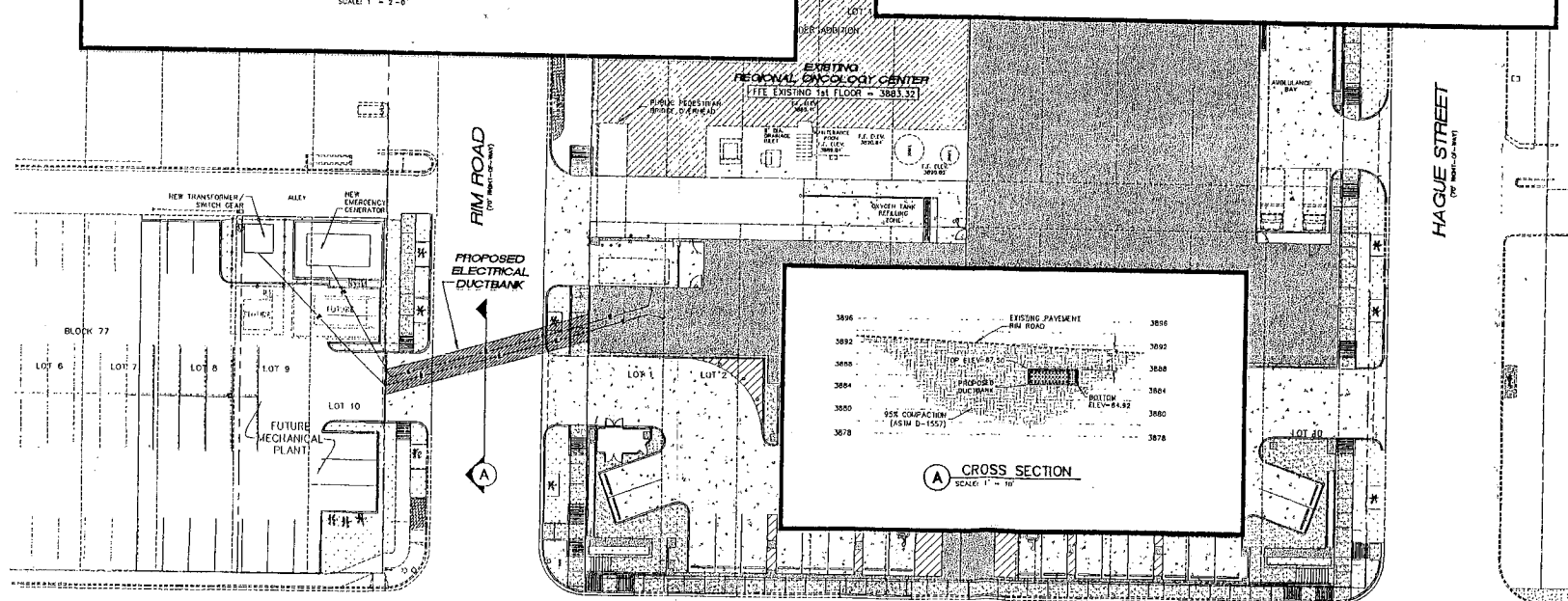
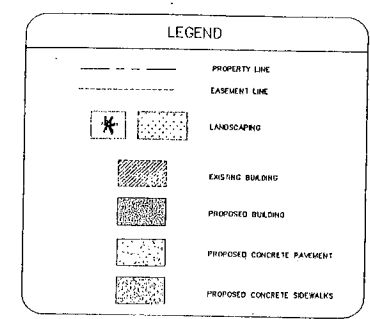
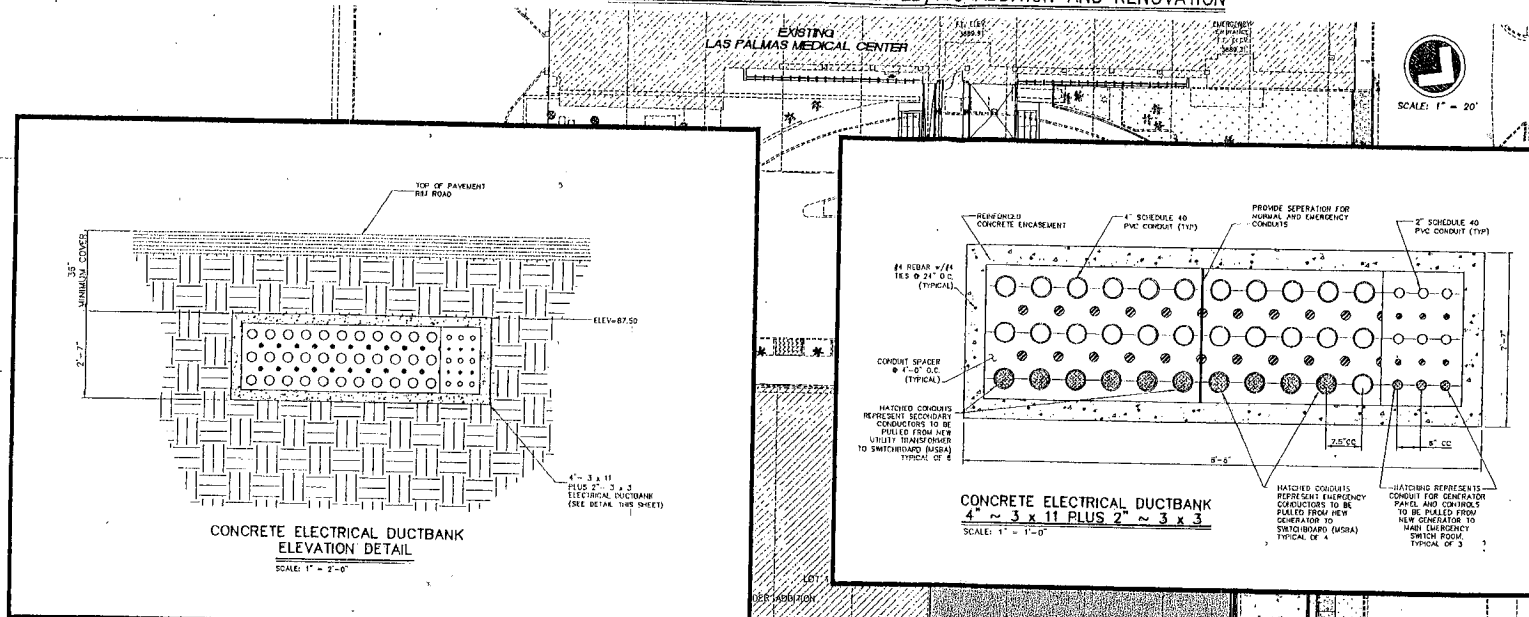
15628

CSB
 CONSULTING ENGINEERS
 1845 NORTHWESTERN DR. - SUITE 200 - EL PASO, TX 79912
 (972) 777-1155 - FAX (972) 777-1234
 E-MAIL: csb@www.csb-engineers.com

SPECIAL PRIVILEGE LICENSE FOR NEW ELECTRICAL DUCTBANK UNDER RIM ROAD RIGHT-OF-WAY

LAS PALMAS MEDICAL CENTER ED/ICU ADDITION AND RENOVATION

EXHIBIT "C"



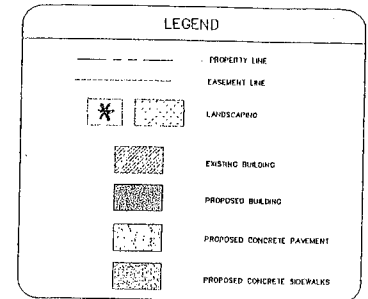
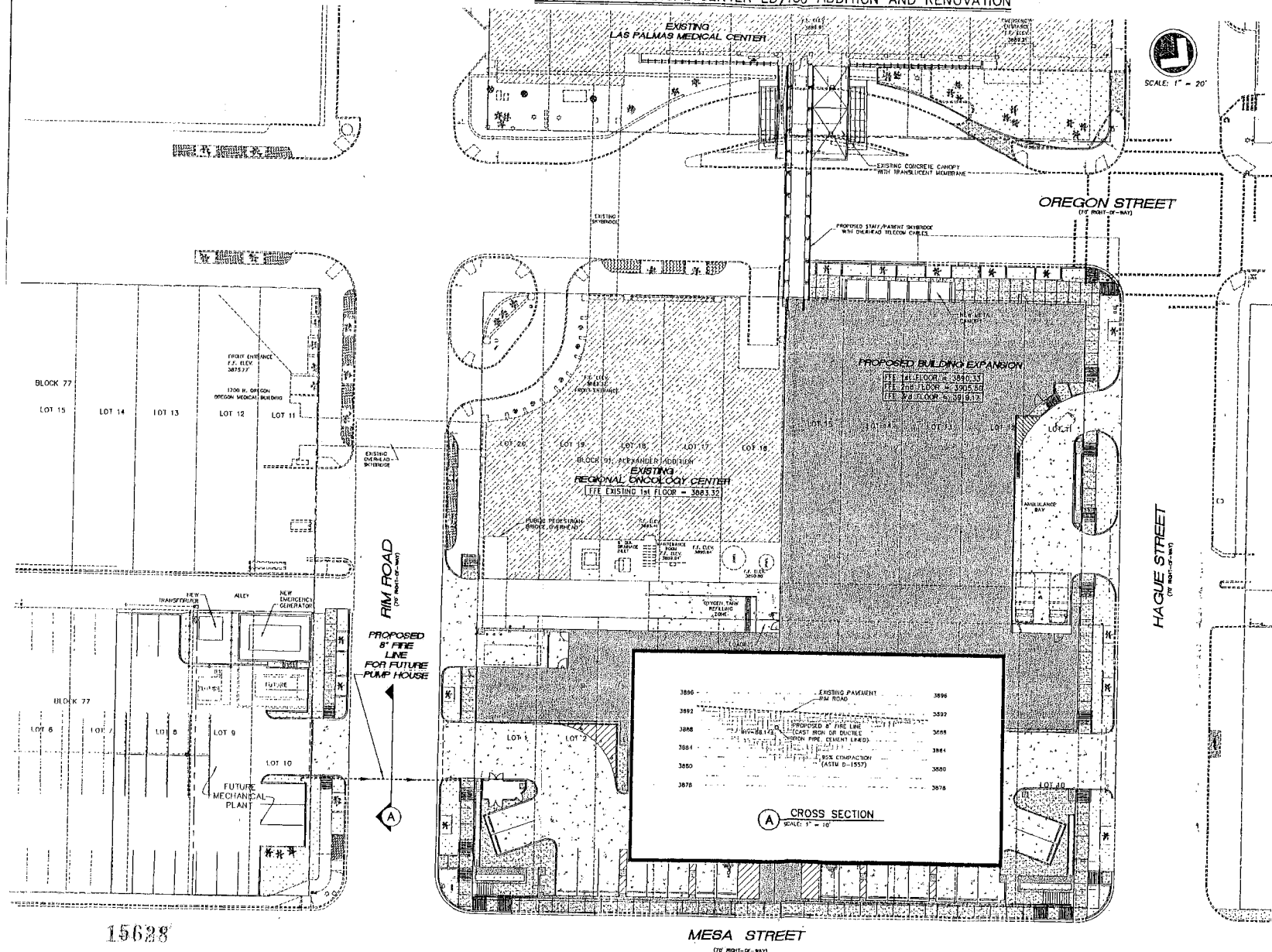
LEGAL DESCRIPTION			
ALL OF LOTS 1-15, BLOCK 31, A PORTION OF A 16-FOOT ALLEY AND A PORTION OF HAGUE STREET (10'-0" WIDE), ALEXANDER ADDITION, ALL OF LOT 10 AND A PORTION OF LOT 9, BLOCK 77, ALEXANDER ADDITION, EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 8.0380 ACRES.			
CITY	STATE		
EL PASO	TEXAS		
COUNTY:	LOT & BLOCK:	ADDITION:	
EL PASO	LOTS 1, 15, BLOCK 31, AND LOT 10 AND A PORTION OF LOT 9, BLOCK 77	ALEXANDER	
DATE: 03/24/03		SCALE: AS NOTED	
DRAWN: CSB		CHECKED BY: AA	
SPECIAL PRIVILEGE LICENSE ~ DUCTBANK			
SPI - 1			

CSB CONSULTING ENGINEERS
1845 NORTHWESTERN DR. - SUITE C - EL PASO, TX 79912
(915) 877-0133 - FAX (915) 877-4334
E-mail: csb@csbengineers.com

15628

SPECIAL PRIVILEGE LICENSE FOR NEW 8" FIRE LINE UNDER RIM ROAD RIGHT-OF-WAY LAS PALMAS MEDICAL CENTER ED/ICU ADDITION AND RENOVATION

EXHIBIT "D"



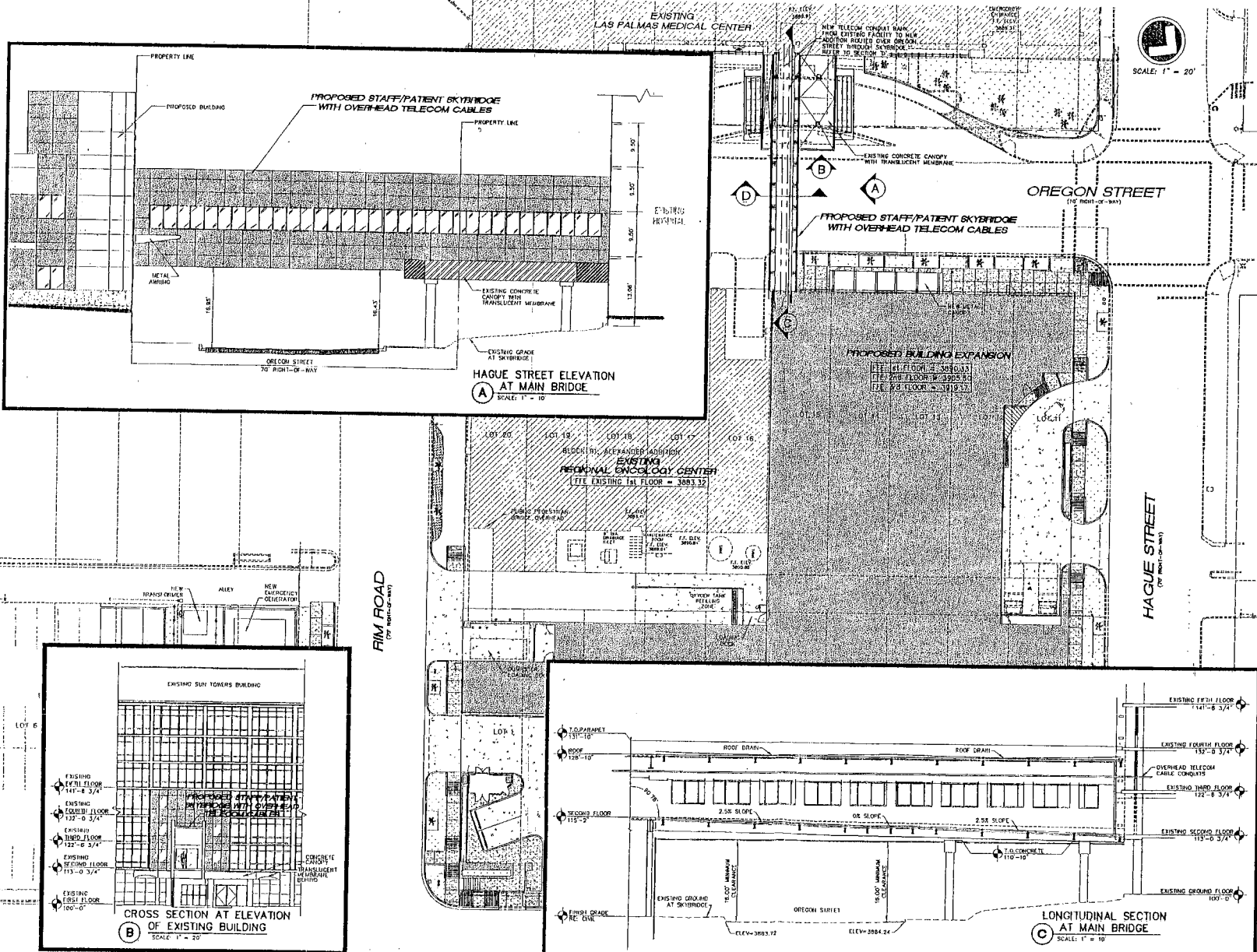
LEGAL DESCRIPTION			
ALL OF LOTS 1-15, BLOCK 91, A PORTION OF A 16-FOOT ALLEY AND A PORTION OF HAGUE STREET RIGHT-OF-WAY, ALEXANDER ADDITION, ALL OF LOT 10 AND A PORTION OF LOT 9, BLOCK 77, ALEXANDER ADDITION, EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 8.0360 ACRES.			
CITY	STATE	DATE: 09/24/03 SCALE: AS NOTED	
EL PASO	TEXAS	000	CHECKED BY: AA
COUNTY:	LOT & BLOCK:	ADDITION:	
EL PASO	LOTS 1 - 15, BLOCK 91 AND LOT 10 AND A PORTION OF LOT 9, BLOCK 77	ALEXANDER	
DRAWN:		DATE: 09/24/03 SCALE: AS NOTED	
CSA CONSULTING ENGINEERS		000 CHECKED BY: AA	
1815 MIDWINTER DR. SUITE C-10, EL PASO, TX 79913		SPECIAL PRIVILEGE LICENSE - FIRE LINE	
(936) 777-6333 FAX: (936) 777-4334 E-MAIL: info@csaengineers.com		SPI -1	

15628

MESA STREET
(17' RIGHT-OF-WAY)

SPECIAL PRIVILEGE LICENSE FOR NEW BRIDGE AND OVERHEAD TELECOM CABLES LAS PALMAS MEDICAL CENTER ED/ICU ADDITION AND RENOVATION

EXHIBIT "E"



LEGAL DESCRIPTION			
ALL OF LOTS 11-15, BLOCK 91, A PORTION OF A 16-FOOT ALLEY AND A PORTION OF HAGUE STREET (PART-OF-WAY, ALEXANDER ADDITION, ALL OF LOT 10 AND A PORTION OF LOT 9, BLOCK 77, ALEXANDER ADDITION, EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 8.5,985 ACRES.			
CITY	EL PASO	STATE	TEXAS
COUNTY	EL PASO	LOT & BLOCK	LOTS 11-15, BLOCK 91, AND LOT 10 AND A PORTION OF LOT 9, BLOCK 77
		ADDITION	ALEXANDER
DATE	09/24/03	SCALE	AS NOTED
DRAWN	CON	CHECKED BY	AA
SPECIAL PRIVILEGE LICENSE ~ SKYBRIDGE			
SPL-1			

15628

SPECIAL PRIVILEGE LICENSE FOR NEW METAL AWNING LAS PALMAS MEDICAL CENTER ED/ICU ADDITION AND RENOVATION

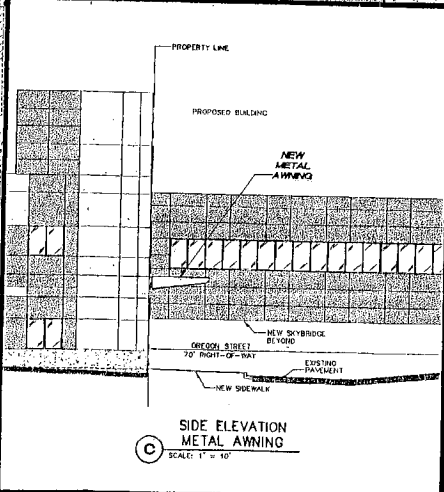
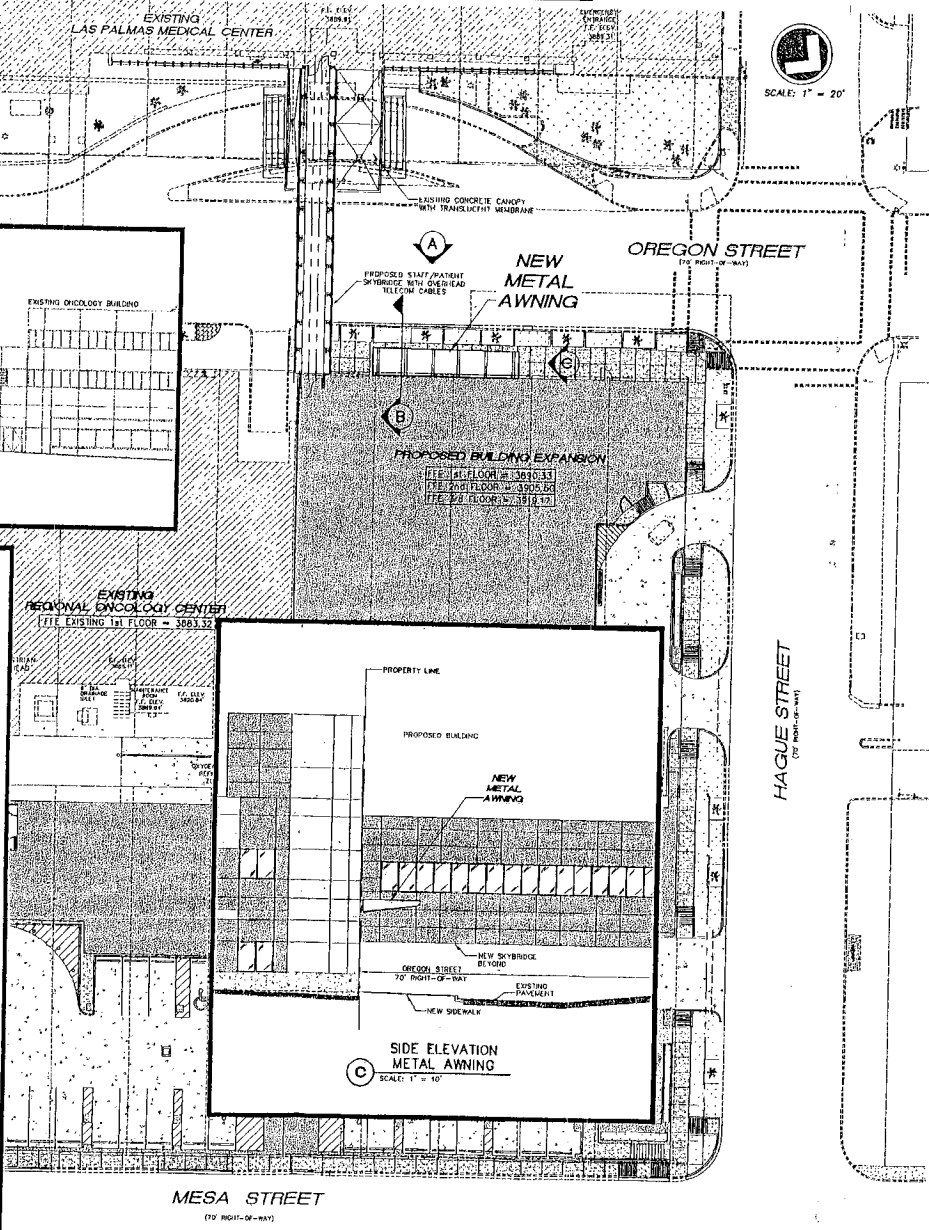
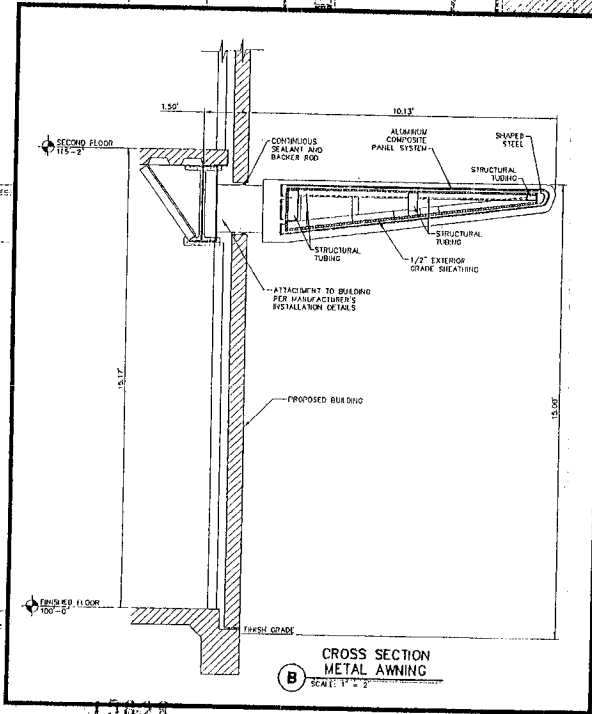
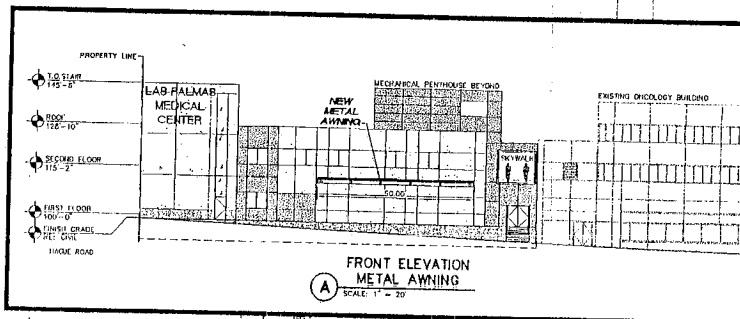
EXHIBIT "T"



SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- * LANDSCAPING
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALKS



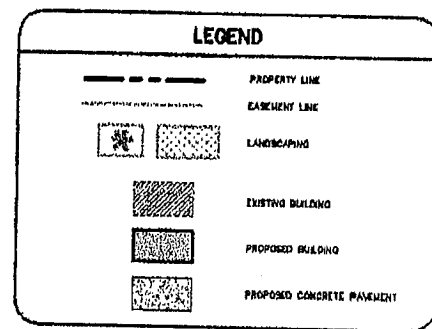
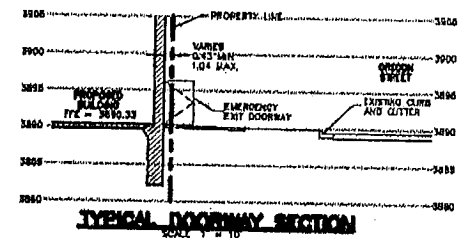
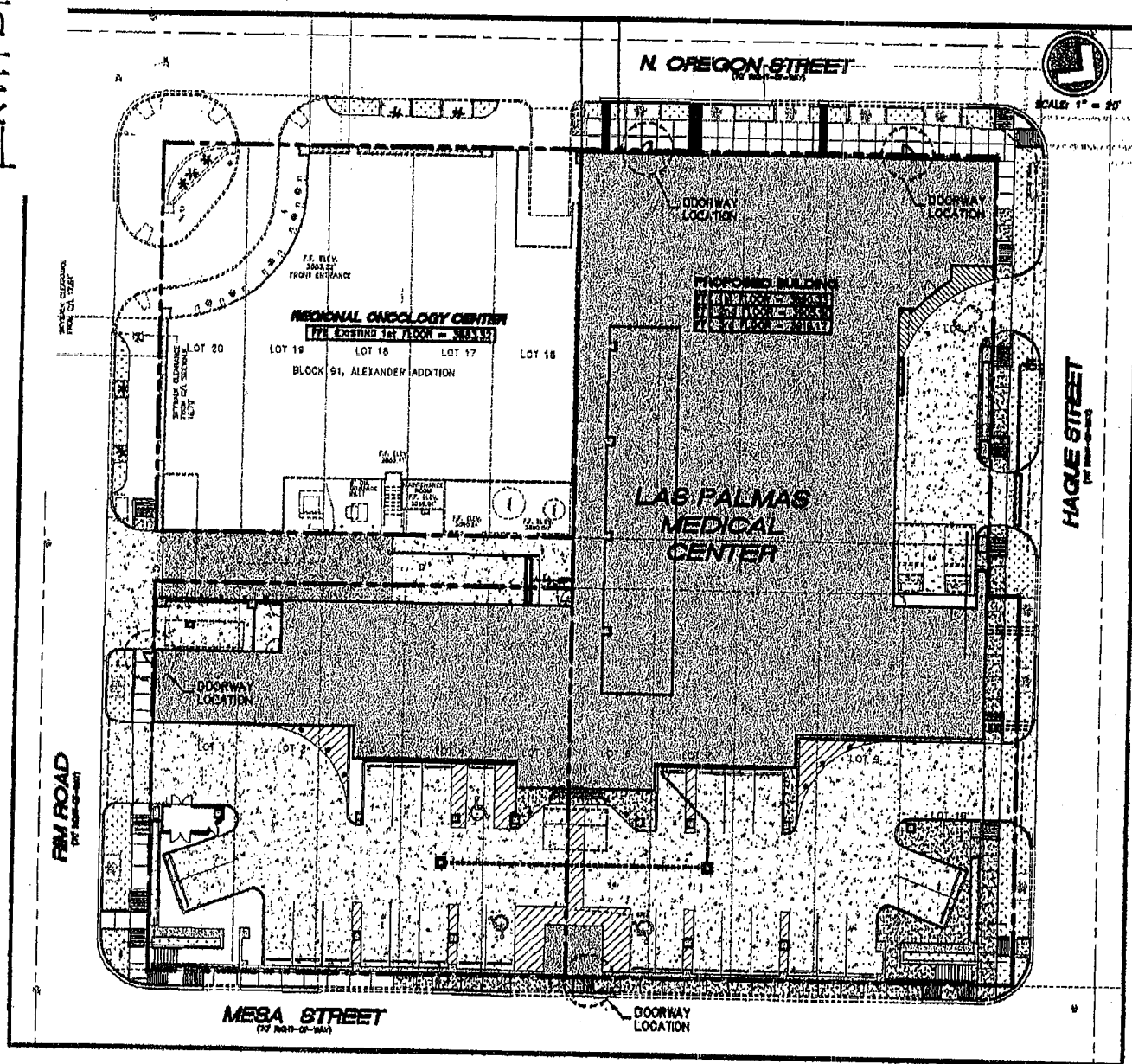
LEGAL DESCRIPTION			
ALL OF LOTS 1-15, BLOCK 9; A PORTION OF A 16-FOOT ALLEY AND A PORTION OF HAGUE STREET RIGHT-OF-WAY, ALEXANDER ADDITION, ALL OF LOT 10 AND A PORTION OF LOT 8, BLOCK 77, ALEXANDER ADDITION, EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 0.980 ACRES.			
CITY	IL PASO	STATE	TEXAS
COUNTY:	EL PASO	LOT & BLOCK:	1019 1 - 15 BLOCK 9; AND LOT 10 AND A PORTION OF LOT 8, BLOCK 77
ADDITION:	ALEXANDER	DATE:	09/24/03
SCALE:	AS NOTED	DRAWN:	CSB
CHECKED BY:	AA	SPECIAL PRIVILEGE LICENSE - AWNING	
SPI - 1			

CSB
CONSULTING ENGINEERS
1415 HOPKINSON DRIVE - SUITE C - EL PASO, TX 79912
(915) 777-1155 - FAX: (915) 777-4334
E-mail: ccsb@csbengineers.com

SPECIAL PRIVILEGE LICENSE FOR DOORS

LAS PALMAS MEDICAL CENTER ED/ICU ADDITION AND RENOVATION

EXHIBIT "G"



LEGAL DESCRIPTION			
ALL OF LOTS 1-15, BLOCK 91, A PORTION OF A 16-FOOT ALLEY AND A PORTION OF HAGUE STREET RIGHT-OF-WAY, ALEXANDER ADDITION, ALL OF LOT 18 AND A PORTION OF LOT 9, BLOCK 77, ALEXANDER ADDITION, EL PASO, EL PASO COUNTY, TEXAS, CONTAINING 2.0-960 ACRES.			
CITY EL PASO		STATE TEXAS	
COUNTY EL PASO	LOT & BLOCK LOTS 1-15, BLOCK 91, AND LOT 18 AND A PORTION OF LOT 9, BLOCK 77	ADDITION ALEXANDER	
1548 Hawthorne Dr. Ste C El Paso, Texas 79912 Tel (915) 877-4156 Fax (915) 877-4384 City of El Paso Engineering		DATE 09/24/03 DRAWN DOB	SCALE: AS NOTED CHECKED BY: AL SPECIAL PRIVILEGE LICENSE - DOORS SPL-1